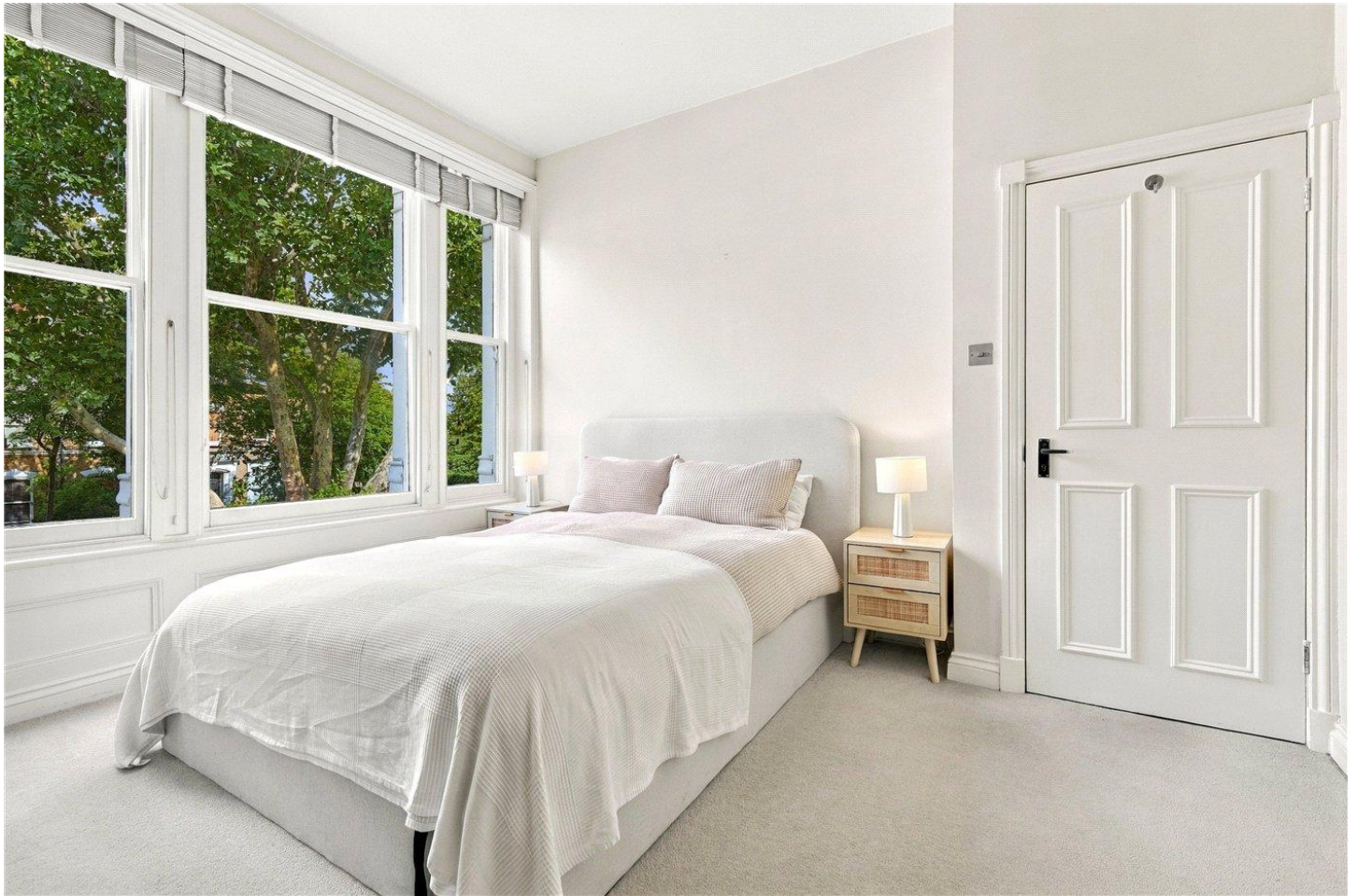




CAZENOVE ROAD, LONDON, N16
£550,000 LEASEHOLD

**A BRIGHT AND SPACIOUS TWO BEDROOM PERIOD CONVERSION
MEASURING APPROXIMATELY 766 SQ FT, SET ON THE FIRST
FLOOR ON CAZENOVE ROAD, N16.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A well-proportioned two bedroom first floor flat forming part of a converted period house on Cazenove Road, N16. The property offers approximately 766 sq. ft of internal accommodation and features a character fireplace and large sash windows.

The accommodation comprises a generous 19'10 x 18'2 reception room with ample space for dining, a separate kitchen positioned off the main living space, a spacious main bedroom with an elegant feature fireplace, a second double bedroom/nursery and a modern walk-in shower room.

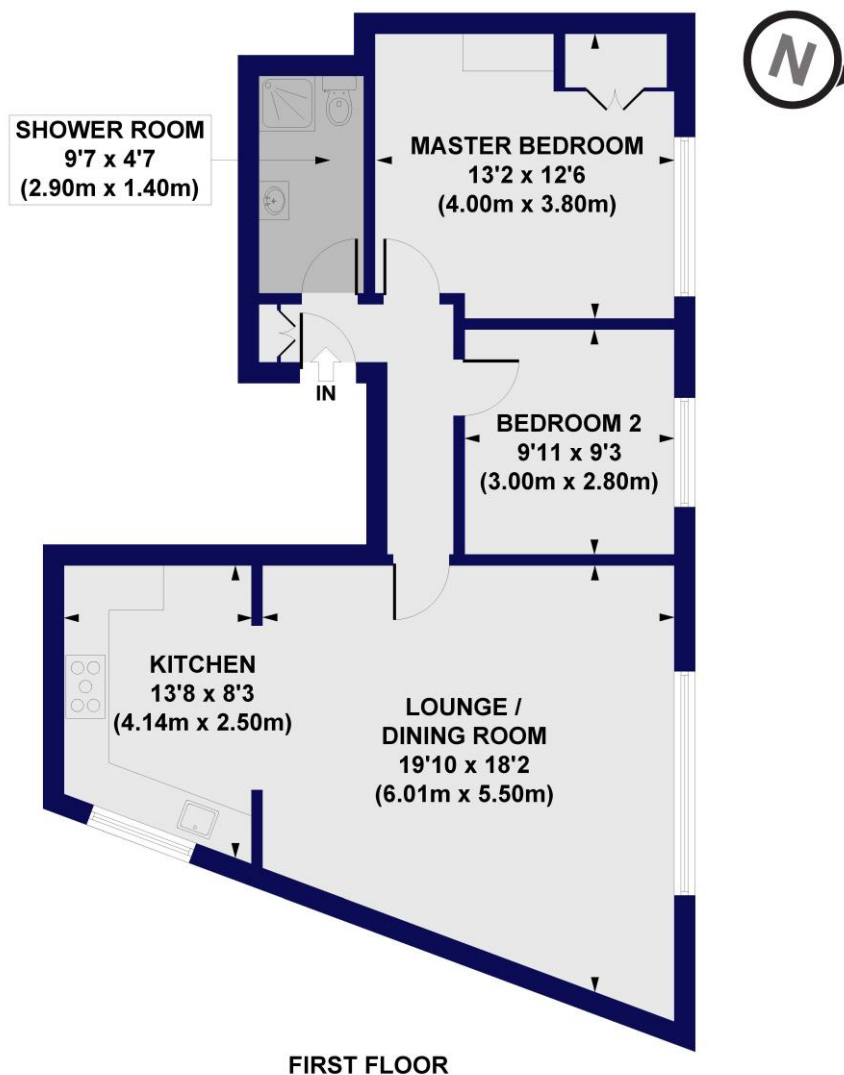
The property retains period charm alongside modern updates, featuring sash windows, wooden flooring through the main living area, high ceilings and traditional fireplace surrounds. Further benefits of this property include a driveway for residents' parking and a chain free sale.

Cazenove Road is well positioned for the vibrant amenities of Stoke Newington, with Church Street, local independent cafes, and green spaces all within easy reach.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material are an approximation based on information provided by the client at the time of instruction. The actual cost may be subject to change and we recommend all interested parties carry out their own enquiries.



Cazenove Road, N16
Approx. Gross Internal Floor Area 766 sq. ft / 71.15 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260249>

Tenure: Leasehold

Term: 94 year and 3 months (Subject to change)

Service Charge: £2918.48 per annum (approx.)

Ground Rent: £ 100 Annually (Subject to review)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.